

Official Minutes
McKENZIE HISTORIC ZONING COMMISSION
September 8, 2016 MEETING MINUTES
McKenzie City Hall @ 4:30 PM

I. Call to Order/Establishment of a Quorum

Meeting called to order by Chairperson Pruneau, quorum was established.

All members of the Historic Zoning Commission were present except for Garlon Prewitt, Gena Manner and the unfilled position of Nola Hobbs.

Members of the Historic Zoning Commission are: Chairperson Charles Pruneau, Vice-Chairperson Garlon Prewitt, Secretary Larry Wheat, Carolyn Goodwin, Virginia M. (Gena) Manner, and Carol Morrissett.

II. Approval of Minutes.

Minutes were approved by Carol Morrissett, second by Carolyn Goodwin with the correction of Garlon Prewitt making the motion to adjourn.

III. Old Business

A. Dr. Joseph Sam – 5 Broadway

Discussion: The building had been put on hold until the September meeting due to some change in the façade that the board had asked Dr. Sam to consider. Dr. Sam brought a sketch of the new changes he was proposing for the building with a single door to match the existing upstairs door and an inset for the front exterior.

IV. Administrative Approvals

A. None this month

V. New Business

\$100,000.00 grant recipients presenting their COA's for discussion.

A. Kim & Randy Callahan – 20 Lee St

Discussion: Owners are planning to replace/rebuild existing awning, replace shingles w/cedar shingles, paint, replace broken front window on right, solar lighting under awning. Repair back entryway. Build cover, 6x3 canopy, paint & seal brick exterior, pour concrete pad at door, 7x9. Erect wood fence around new a/c unit to add visual appeal. The owner

uncovered the original windows above the plate windows and will be making repairs to them as well.

Action Taken: Board felt this would be an appropriate for the building and would add visual appeal for the street.

Motion to approve this construction made by Carol Morrissett, second by Gena Manner to approve. Motion passed.

B. CDL – David Crossett – 41 Broadway St.

Discussion: Owner is planning to remove covering from the front windows on the upper level, and restore & reinstall. He would also like to stain the lower section of the building to match the upper level. The owner also disclosed that there were windows across his front that he would like to expose-but the flat awning was covering.

Action Taken: After much discussion concerning the awning, the owner decided to remove it as well and reveal the other windows.

Motion to approve this construction made by Gena Manner, second by Larry Wheat to approve. Motion passed.

C. Connie Horner – 17 Broadway St.

Discussion: Owner is planning to remove covering from the front windows on the upper level, and replace, as there is nothing left. She is planning on building a small balcony on the rear of the building much like the one on the front to act as a fire escape as well. Rear windows will be opened up as well. Pointing the bricks on the structure will also be done.

Action Taken: The board applauded Ms. Horner's previous renovations to her building front and were excited to hear the windows would now be opened up.

Motion to approve this construction made by Gena Manner, second by Carolyn Goodwin to approve. Motion passed.

D. Denise & Dr. Joseph Sam – 5 Broadway

Discussion: Owner would like to replace the plate windows on the front, along with replacing the storefront door and a side door. Repairing the second floor door and maybe an awning along the front.

Action Taken: After much discussion concerning an awning vs a balcony and the placement of the front entry door, the board asked Mr. Sam if he would like to put this on hold until next month in order to get a sketch and new bids after considering some of the changes.

Motion to approve coming back next month was made by Carol Morrissett, second by Larry Wheat to approve. Motion passed.

E. Williams Furniture – 26 Broadway

Discussion: No one was at the meeting to represent Williams Furniture. They are planning to paint the building. CLG Jennifer Waldrup showed the board a picture of how the building will be painted with the exception of the colors. The body of the building will be gray with red and off white accents.

Action Taken: Board was happy to hear that the building will be undergoing a paint facelift.

Motion to approve was made by Larry Wheat, second by Carolyn Goodwin.

VI. Other Business

- A.** Jennifer Waldrup informed the board that the Edward Jones located at 654 Main St. / 2281 Cedar St. would also get a paint facelift, but no colors had been submitted at the time of the meeting.
- B.** Hair Fair located at 18 Lee is planning on installing an awning on the building front, but has not picked a color at this time, due to wanting to blend with the pocket park and the Callahan building.

VII. Adjournment

Motion to adjourn by Carolyn Goodwin, second by Larry Wheat. Motion passed

Time adjourned: 5:45 p.m.